



**FRESENIUS
KIDNEY CARE**

Fresenius Kidney Care

3500 Lacey Road, Downers Grove, IL 60515
T 630-960-6807 F 630-960-6812
Email: lori.wright@fmc-na.com

November 7, 2018

RECEIVED
NOV 08 2018
HEALTH FACILITIES &
SERVICES REVIEW BOARD

Ms. Courtney Avery
Administrator
Illinois Health Facilities & Services Review Board
525 West Jefferson, 2nd Floor
Springfield, IL 62761

Re: Annual Progress Report. Section 1130.760
Project #17-038, Fresenius Kidney Care South Elgin
Permit Holder: Fresenius Medical Care Elgin, LLC, and Fresenius Medical Care
Holdings, Inc.
Permit Amount: \$6,212,841

Dear Ms. Avery:

Enclosed please find the annual progress report which summarizes the status of the above-mentioned project.

If you have any questions, please contact me at 630-960-6807.

Sincerely,

Lori Wright
Senior CON Specialist

cc: Clare Connor



November 7, 2018

Annual Progress Report, Section 1130.760

Project #17-038, Fresenius Kidney Care South Elgin

Permit Holder: Fresenius Medical Care Elgin, LLC, and Fresenius Medical Care Holdings, Inc.

Permit Amount: \$6,212,841

This report summarizes the status of the above-mentioned project located at 770 N. McLean Blvd., South Elgin, IL, 60177.

Status of the Project

This project is for the establishment of a 12-station ESRD facility in 7,600 GSF with a permit amount of \$6,212,841. The project was obligated with the execution of the lease on January 12, 2018. Interior modernization will be complete by November 30, 2018 with the facility expected to open by January 15, 2019.

Application and Certificate for Payment (AIA G702)

G-702 is attached.

Anticipated Completion Date

The project 80% complete and is expected to be completed prior to the completion date of December 31, 2019.



FRESENIUS KIDNEY CARE

Sources and Uses of Funds

All Project financing to date has been funded from available cash and its equivalents as reported on the company's financial statements. Project costs have not exceeded the approved permit amount.

Project Costs and Sources of Funds

Line Item	Allowance/CON	Realized Costs
Preplanning Costs	N/A	N/A
Site Survey & Soil Investigation	N/A	N/A
Site Preparation	N/A	N/A
Off-site work	N/A	N/A
New Construction Contracts	N/A	N/A
Modernization	1,345,200	964,000
Contingencies	129,200	0
Architectural/Engineering	144,000	56,543
Consulting and other fees	N/A	N/A
Movable & Other Equipment	368,000	5,421
Bond Issuance Expense	N/A	N/A
Net Interest Expense during Construction	N/A	N/A
FMV of Leased Space & Equipment	4,226,441	4,226,441
Other Costs to be Capitalized	N/A	N/A
Acquisition of Building or other Property (excluding land)	N/A	N/A
Total Project Costs	\$6,212,841	
Realized Total Project Costs To Date		\$5,252,405
Cash & Securities	1,986,400	1,020,543
Pledges	N/A	N/A
Gifts & Bequests	N/A	N/A
Bond Issues	N/A	N/A
Mortgages	N/A	N/A
Lease FMV	4,226,441	4,231,862
Gov. Approp	N/A	N/A
Grants	N/A	N/A
Other funds and Sources	N/A	N/A
Total funds	\$6,212,841	
Total Spent to Date		\$5,252,405

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702/CMa

CONSTRUCTION MANAGER-ADVISER EDITION

PAGE ONE OF 3

TO CONTRACTOR:

DiNaso & Sons Construction Co., Inc.
9910 W. 191st St., Suite A
Mokena, IL 60448

PROJECT:

South Elgin (Previously A09153T-1)
1201 Bowes Road
South Elgin, IL 60177

APPLICATION NO:

2

Distribution to:

PERIOD TO:

10/19/18

☒ OWNER

☐ ARCHITECT

FROM SUBCONTRACTOR:

DiNaso & Sons Construction Co., Inc.
9910 W. 191st St., Suite A
Mokena, IL 60448

OWNER:

Fresenius Medical Care Elgin, LLC
C/O Fresenius Medical Care NA
1909 Tyler Street, 8th Floor
Hollywood, FL 33020

PROJECT NOS:

100767-1-DN-W-GU-17

☒ CONTRACTOR

CONTRACT DATE:

June 25, 2018

CONTRACT FOR:

General Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM
2. Net change by Change Orders
3. CONTRACT SUM TO DATE (Line 1 + 2)
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)

\$ 964,000.00
\$ 0.00
\$ 964,000.00
\$ 862,619.00

5. RETAINAGE:

a. 10 % of Completed Work (Column D + E on G703)

\$ 86,261.90

b. 10 % of Stored Material (Column F on G703)

0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 86,261.90

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)

\$ 776,357.10

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

\$ 360,995.40

8. CURRENT PAYMENT DUE

\$ 415,361.70

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)

\$ 187,642.90

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

DiNaso & Sons Construction Co., Inc.

By:

Charles J. Dinaso

Date:

October 18, 2018

State of:

Illinois

Subscribed and sworn to before me this

County of:

Will

Notary Public:

Christine A. Hassel
18th day of October, 2018
7-5-19

My Commission expires:

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 415,361.70

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed in conform with the amount certified.)

CONSTRUCTION MANAGER:

By:

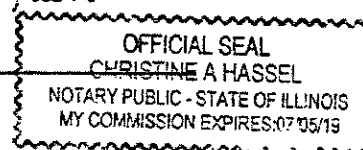
Date:

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Page 1 of

TO (OWNER): Fresenius Medical Care PROJECT: South Elgin IL South Elgin FKC 9153-1

APPLICATION NO: 2

Distribution to:

FROM (CONTR.) Cohen Architectural
Woodworking

VIA (ARCHITECT):

PERIOD TO: October 2018

OWNER:

CONTRACTOR'S PROJECT NO: 100767-1-DN-W-GU-17-003

ARCHITECT

CONTRACT FOR: Millwork & Installation

CONTRACT DATE:

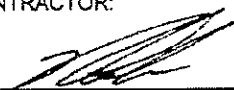
CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL			
Approved this month			
Number	Date Approved		
TOTALS		0	0
Net change by Change Orders		0	

The undersigned Subcontractor certifies that to the best of Subcontractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: 
Date: 10-8-18
DAVID BEADLES
Notary Public - Notary Seal
STATE OF MISSOURI
Phelps County
My Commission Expires: March 29, 2021
Commission #17296584

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 92,312.77
2. Net change by Change Orders	\$ -
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 92,312.77
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 92,312.77
5. RETAINAGE:	
a. 10 % of Completed Work (Columns D + E on G703)	\$ 9,231.28
b. 100 % of Stored Material (Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$ 9,231.28
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 83,081.49
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 23,490.00
8. CURRENT PAYMENT DUE	\$ 59,591.49
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 9,231.28

State of: Missouri County of: Phelps
Subscribed and sworn to before me this 8th day of October 2018
Notary Public: DAB
My Commission expires: 3-29-21

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

NOTICE: PROPERTY OWNERS IMPORTANT INFORMATION
CONCERNING MECHANICS LIENS ON REVERSE SIDE.

JOSEPH A. BARNES
DIVISION

GET IT

RECEIVED